

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for December 10, 2003 PLANNING COMMISSION MEETING

P.A.S.: Finigan 2nd Addition Community Unit Plan
Co Special Permit #204, City Special Permit # 2031
Preliminary Plat 03007

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: A community unit plan and preliminary plat for 4 acreage residential units.

LOCATION: Northwest of the intersection of North 84th Street and Waverly Road.

WAIVER REQUESTS:

1. Yard setbacks.
2. Minimum lot area
3. Ornamental street lighting.
4. Sidewalks.
5. Street trees.
6. Landscape screens.
7. Stormwater Detention
8. Block length.

LAND AREA: 77.03 acres, more or less.

CONCLUSION: This is an Ag Community Unit Plan, proposing to “cluster” the allowed dwelling units to 4 acreage lots. Waivers requested are typical of a rural subdivision and are provided for in the code. No bonuses are being requested. At the December 1 Commons, Planning staff committed to providing a draft Build Through package of regulation changes and design standards for the March Commons meeting. With that in mind, staff would recommend deferral of this item until Build Through provisions are adopted.

RECOMMENDATION:

Co. Special Permit #204	Deferral
Special Permit #2030	Deferral
Preliminary Plat # 03007	Deferral

Waivers

1. Yard Setbacks:	Approval
2. Minimum lot area:	Approval
3. Ornamental lighting	Approval
4. Sidewalks	Approval
5. Street trees	Approval
6. Landscape screens	Approval
7. Stormwater Detention	Approval
8. Block length	Approval

GENERAL INFORMATION

LEGAL DESCRIPTION: NE 1/4 of SE 1/4, and a portion of Lot 9 I.T. located in Section 10, T11N, R7E of the 6th P.M. , Lancaster County, Nebraska.

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Farmland

SURROUNDING LAND USE AND ZONING:

North:	Farmland	AG
South:	Farmland, 8 lot CUP	AG
East:	Subdivision, 37 lots	AG & AGR
West:	Farmland	AG

HISTORY: Zoned AG in the 1979 zoning update. The land to the east (Finigan's sub) was platted under the AA zoning and is "grandfathered" as well as an additional portion that was changed to AGR in 1997 and platted. A change of zone to AGR (#3241) to the south was denied by the Planning Commission in April and withdrawn at the City Council in May 2000. An AG Community Unit Plan was approved for 8 lots to the south (SP #1857) in August of 2000.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan shows this area as Agriculture, Tier III. A cluster is permitted by special permit in the AG district. In relation to clustering in the Agriculture area, the Comprehensive Plan states:

“New ‘urban acreage’ development should only be permitted in Tier II and Tier III area of Lincoln and near towns under higher design standards based upon a “buildthrough” model and without use of sanitary improvement districts. The “build through” design standards should address, along with other items deemed necessary to the study:

- a preliminary plan lot layout that accommodates first phase low density acreages with rural water and sewer systems. The preliminary plat would also show future lot splits as a second phase to permit the urban infrastructure to be built through and urbanization to occur if and when annexed by a city or town is deemed appropriate. The future lot splits will increase density in an urban form and provide income to property owners to defray the increases in city taxes, services and infrastructure costs;
- a lot layout that meets the various elements of the Comprehensive Plan; and
- a development agreement that runs with the land and acknowledges that the acreage development (i) is not entitled to extra buffering protection greater than the acreage property lines from existing agricultural practices and from future urbanization and (ii) waives any future right to protest the creation of lawful centralized sanitary sewer, water and paving special assessment districts or other lawful financing methods at a later date when urbanization is appropriate.

When the independent study to quantify and qualify the positive and negative economics of acreage development is completed, the county should determine if an impact fee or other development exactions are needed to be sure acreage development is paying its “fair share” of costs. The study should include a review of policy issues and options such as the build-through concept, lot size, acreage standards, acreages and town relationships, acreages and sensitive areas, agriculture, acreage clusters, desired acreage population, acreage size and land use consumption and AGR zoning. (page F79)

UTILITIES: There are no sewer or water public utilities available. This is in the LES service system.

TOPOGRAPHY: Gently rolling, sloping to the south and east.

TRAFFIC ANALYSIS: This is served by Waverly Road and 84th Street. Waverly Road is a paved county road and 84th is a graveled county road. 84th is not shown for future paving.

PUBLIC SERVICE: This is in the Waverly Rural Fire District and the Waverly School District #145. This is served by the Lancaster County Sheriff's Department.

REGIONAL ISSUES: Expansion of the acreage areas. Clustering to preserve farm land. Buildthrough in the growth tiers.

ENVIRONMENTAL CONCERNS: The Historic and Ecological Resources survey shows no resources on this site. The soil rating on this land is 4.75 on a scale of 1 to 10 where 1 is the highest and a rating of 1-4 is prime agriculture land. This is not prime ag land.

AESTHETIC CONSIDERATIONS: na

ALTERNATIVE USES: All uses allowed in the AG district. Three 20+ acre lots.

ANALYSIS:

1. This request is for a Special Permit for a Community Unit Plan for 4 acreage residential lots. A gravel private street is proposed and individual sewer and water is proposed. A dwelling unit bonus is NOT being requested.
2. This request is in general conformance with the Comprehensive Plan. However, the buildthrough provisions are not addressed because there is currently no standard to apply. The clustering and set aside of a large outlot with no restrictive easement allows future growth. Since "buildthrough" standards have not been developed at this time, the Planning Department is following the Mayoral policy of June 11, 2002 where Mayor Wesel noted this type of development was allowed.
3. A waiver to the minimum lot area of 20 acres is requested. This is required to accomplish the clustering to 3 acre lots.
4. Waivers are requested for street lights, sidewalks, block length, street trees, storm drainage and screening. These are typical waivers required, provided for and appropriate for agriculture/acreage clusters.
5. The County Engineers memo of November 10, 2003 notes several corrections required.
6. The proposed Estes Avenue could be confused with Estes Drive at N. 27th and Fletcher and must be revised.
7. Health Department notes the water supply is adequate and the lots are sufficient in size to allow lagoons or non-standard on-site wastewater systems if required.

Planning staff recommends deferral of these applications, however, if these applications are approved, the following conditions are suggested.

CONDITIONS FOR SPECIAL PERMIT #204:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the

application will be scheduled on the County Board's agenda: (NOTE: These documents and plans are required by resolution/ordinance or design standards.)

1.1 Make the corrections requested by the County Engineer in his letter of November 10, 2003.

1) The sight distance to the north on North 84th Street for Estes Avenue is calculated with an eye height of 4'. The eye height should be 3.5'. Use an eye height of 3.5', for a sight distance of approximately 430'. This is the minimum required.

2) Provide a culvert under Estes Avenue for the North 84th Street ditch if required for drainage.

3) Lots shall be allowed only one residential access.

1.2 Revise the street name of Estes Ave.

1.3 Provide a 15' utility easement along Waverly Road.

1.4 Add a note that acknowledges that the acreage development (i) is not entitled to extra buffering protection greater than the acreage property lines from existing agricultural practices and from future urbanization and (ii) waives any future right to protest the creation of lawful centralized sanitary sewer, water and paving special assessment districts or other lawful financing methods at a later date when urbanization is appropriate.

2 This approval permits 4 single family lots.

General:

3. Before receiving building permits:

3.1 The permittee is to submit a revised site plan and the plan is found to be acceptable.

3.2 The permittee is to submit six prints and a permanent reproducible final site plan as approved by the County Board.

3.3 The construction plans are to comply with the approved plans.

- 3.4 The final plat(s) is/are approved by the County Board.
- 3.5 The required easements as shown on the site plan are recorded with the Register of Deeds.
- 3.6 The County Board/City Council approves associated requests:
 - 3.6.1 Finigan 2nd Addition Preliminary Plat #03007.
 - 3.6.2 Special Permit # 2031
 - 3.6.3 A waiver to the sidewalk, street lights, landscape screen, stormwater detention and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 3.6.4 A modification to the requirements of the land subdivision ordinance\resolution to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision and a waiver of cul-de-sac length in excess of 1,000 feet.
- 3.7 The County Engineer has approved:
 - 3.7.1 An agreement for street maintenance.

STANDARD CONDITIONS:

- 4. The following conditions are applicable to all requests:
 - 4.1 Before occupying this Community Unit Plan all development and construction is to comply with the approved plans.
 - 4.2 Before occupying this Community Unit Plan, City/County Health Department is to approve the water and waste water systems.
 - 4.3 All privately-owned improvements, including street lighting, landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the County Attorney.
 - 4.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

- 4.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.6 The County Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

CONDITIONS FOR SPECIAL PERMIT #2031:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council agenda: (NOTE: These documents and plans are required by resolution/ordinance or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of November 10, 2003.
 - 1) The sight distance to the north on North 84th Street for Estes Avenue is calculated with an eye height of 4'. The eye height should be 3.5'. Use an eye height of 3.5', for a sight distance of approximately 430'. This is the minimum required.
 - 2) Provide a culvert under Estes Avenue for the North 84th Street ditch if required for drainage.
 - 3) Lots shall be allowed only one residential access.
 - 1.2 Revise the street name of Estes Ave.
 - 1.3 Provide a 15' utility easement along Waverly Road.
 - 1.4 Add a note that acknowledges that the acreage development (i) is not entitled to extra buffering protection greater than the acreage property lines from existing agricultural practices and from future urbanization and (ii) waives any future right to protest the creation of lawful centralized sanitary sewer, water and paving special assessment districts or other lawful financing methods at a later date when urbanization is appropriate.

2. This approval permits 4 single family lots.

General:

3. Before receiving building permits:
 - 3.1 The permittee is to submit a revised site plan and the plan is found to be acceptable.
 - 3.2 The permittee is to submit six prints and a permanent reproducible final site plan as approved by the City Council.
 - 3.3 The construction plans are to comply with the approved plans.
 - 3.4 The final plat(s) is/are approved by the City/ County Board.
 - 3.5 The required easements as shown on the site plan are recorded with the Register of Deeds.
 - 3.6. The City Council/County Board approves associated requests:
 - 3.6.1 Finigan 2nd Addition Preliminary Plat #03007.
 - 3.6.2 County Special Permit # 204
 - 3.6.3 A waiver to the sidewalk, street lights, landscape screen, stormwater detention and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 3.6.4 A modification to the requirements of the land subdivision ordinance\resolution to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision and a waiver of cul-de-sac length in excess of 1,000 feet.
 - 3.7 The County Engineer has approved:
 - 3.7.1 An agreement for street maintenance.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:

- 4.1 Before occupying this Community Unit Plan all development and construction is to comply with the approved plans.
- 4.2 Before occupying this Community Unit Plan, City/County Health Department is to approve the water and waste water systems.
- 4.3 All privately-owned improvements are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
- 4.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.6 The City Clerk/County Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

CONDITIONS FOR PRELIMINARY PLAT #03007:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council/County Board agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of November 10, 2003.
 - 1) The sight distance to the north on North 84th Street for Estes Avenue is calculated with an eye height of 4'. The eye height should be 3.5'. Use an eye height of 3.5', for a sight distance of approximately 430'. This is the minimum required.
 - 2) Provide a culvert under Estes Avenue for the North 84th Street ditch if required for drainage.
 - 3) Lots shall be allowed only one residential access.

- 1.2 Revise the street name of Estes Ave.
- 1.3 Provide a 15' utility easement along Waverly Road.
2. The County Board/City Council approves associated requests:
 - 2.1 County Special Permit # 204 and City Special Permit # 2031 for the Community Unit Plan.
 - 2.2 A waiver to the storm water detention, sidewalk, street paving, street lights, landscape screen, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 2.3 A modification to the requirements of the land subdivision ordinance to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision and waiver of cul-de-sac length.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 Streets, water facilities, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the County Engineer an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis.
 - 3.2.4 To complete the private improvements shown on the preliminary plat.
 - 3.2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the

document or documents creating said property owners association have been reviewed and approved by the County/City Attorney and filed of record with the Register of Deeds.

3.2.6 To relinquish the right of direct vehicular access to Waverly Road and N 84th Ste except for Estes Avenue (renamed) and farm equipment access to Outlot "A".

3.2.7 To comply with the provisions of the Land Subdivision Ordinance/Resolution regarding land preparation.

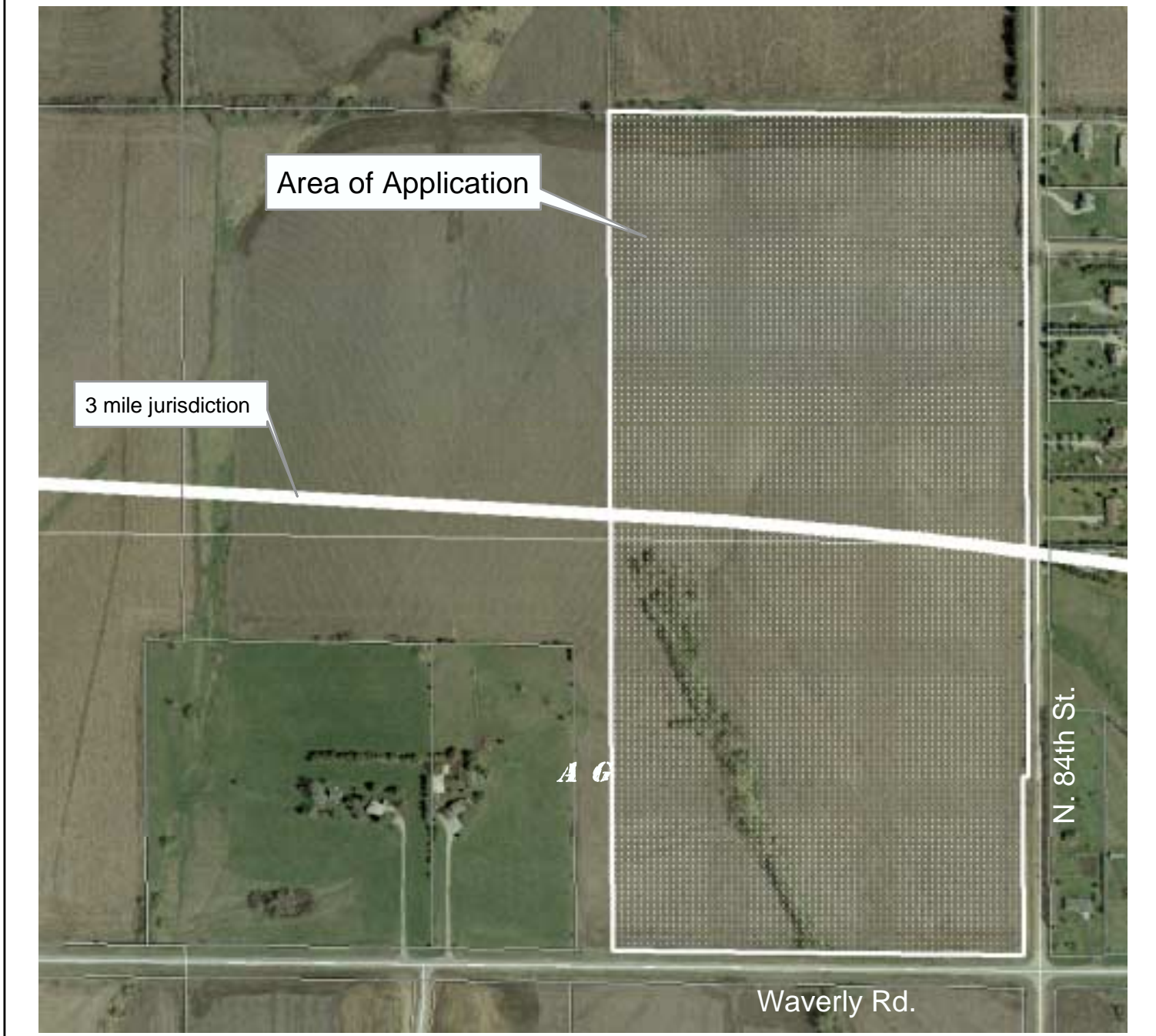
Prepared by:

Mike DeKalb
Planner
November 24, 2003

APPLICANT/: Pearle F. Finigan
6321 "A" Street
Lincoln, NE 68510
(402) 483 -4657

OWNER: Pearle F. Finigan and William C. Finigan

CONTACT: Lyle Loth
ESP
601 Old Cheney Road, Suite A
Lincoln, NE 68512
421-2500



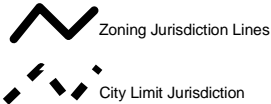
City and County Preliminary Plat #03007
County Special Permit #204
Special Permit #2031
Finigan 1st Add.
N. 84th & Waverly Rd.

2002 aerial

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 10 T11N R7E



m:\plan\arcview\03_pp\pp03007



This is a detailed survey map of a property in Waverly, Iowa. The map shows two lots, 'A' and 'B', with various boundary measurements, utility easements, and topographic features.

Lot 'A' (Reserving for Agricultural): Located in the lower portion of the map, it is bounded by a line with a bearing of $N 89^{\circ}16'08'' W$ and a distance of $1249.56'$. It contains a 'Tree Mass (To Remain in Place)' and is adjacent to a '50' Right-of-Way Dedication'.

Lot 'B' (Private Roadway): Located in the upper portion of the map, it is bounded by a line with a bearing of $S 89^{\circ}18'40'' E$ and a distance of $1315.75'$. It contains a 'Tree Mass (To Remain)' and is adjacent to a '50' Right-of-Way Dedication'.

Boundaries and Easements: The map shows several utility easements, including a '10' Utility Easement' and a '15' Utility Easement'. The boundary between the two lots is defined by a line with a bearing of $N 00^{\circ}11'32'' E$ and a distance of $550.07'$. The boundary between the property and the 'PEARLE ROAD' is defined by a line with a bearing of $S 00^{\circ}11'32'' E$ and a distance of $2037.56'$. The boundary between the property and the 'N. 84TH STREET' is defined by a line with a bearing of $S 89^{\circ}48'28'' W$ and a distance of $234.23'$.

Topographic Features: The map shows contour lines with elevations of 1220, 1230, 1240, 1250, 1260, 1270, and 1280 feet. A 'Tree Mass (To Remain)' is shown in the upper right corner, and a 'Tree Mass (To Remain in Place)' is shown in the lower right corner.

Scale and Orientation: The map includes a north arrow pointing towards the top right and a scale of $1" = 150'$.

**City and County Preliminary Plat #03007
County Special Permit #204
Special Permit #2031
Finigan 1st Add.
N. 84th & Waverly Rd.**

FINIGAN 2
PRELIMI
SIT.

GENERAL NOTES

1. Sewage treatment will be provided by individual lot owners. Lagoons may be allowed and will not be prohibited by covenant. Due to soil types and slopes, lagoons or engineered waste treatment systems may be required.
2. Water will be provided by individual wells on each lot.
3. The developer agrees to comply with the Design Standards of the City of Lincoln for erosion and sedimentation control during and after land preparation.
4. Contours are Mean Sea Level (NAVD 88 Datum).
5. Interior streets are Private and have a right-of-way width of 60 feet.
6. Interior streets shall be surfaced with 3" rock & 1" gravel in accordance with County Standards.
7. All interior intersection radii shall be 30 feet. 22' Type III barricades shall be installed at temporary dead ends along with 30' temporary turnarounds. Grading shall extend around the temporary turnarounds.
8. Utility easements will be provided as required by Lincoln Electric System, Aftel, Time Warner Entertainment, and Aquila.
9. Direct vehicular access to N. 84th Street & Waverly Road is hereby relinquished, except at Estes Avenue and excluding farm equipment access to Outlot 'A'.
10. Setbacks shall be as follows:
 - A. Front Yard 50 feet
 - B. Side Yard 15 feet
 - C. Rear Yard Lesser of 50' or 20% Depth
 - D. 10' Setback along the 84th St. frontage of Lots 1 & 4 to allow existing trees and structures to remain. Any new trees and structures shall not be allowed in this area.
11. The following waivers to the Land Subdivision Ordinance are hereby relinquished:
 - A. Ornamental Lighting
 - B. Sidewalks
 - C. Street Trees
 - D. Landscape Screens
 - E. Storm Water Detention
12. The developer shall install the following signs: 1 STOP sign, and 1 No Outlet sign, and one street name sign.
13. Notice to potential buyers: Rural standards for roads are to be maintained and one access per lot will be permitted.

LEGAL DESCRIPTION

NE 1/4 of SE 1/4, and a portion of Lot 9 I.T.,
located in Section 10, T. 11 N., R. 7 E.,
of the 6th P.M., Lancaster County, Nebraska
Calculated Area - 77.03 acres

SURVEYOR'S CERT

I hereby certify
me or under my
a licensed surveyor
of Nebraska.

[Signature]

FINIGAN 2ND ADDITION
PRELIMINARY PLAT

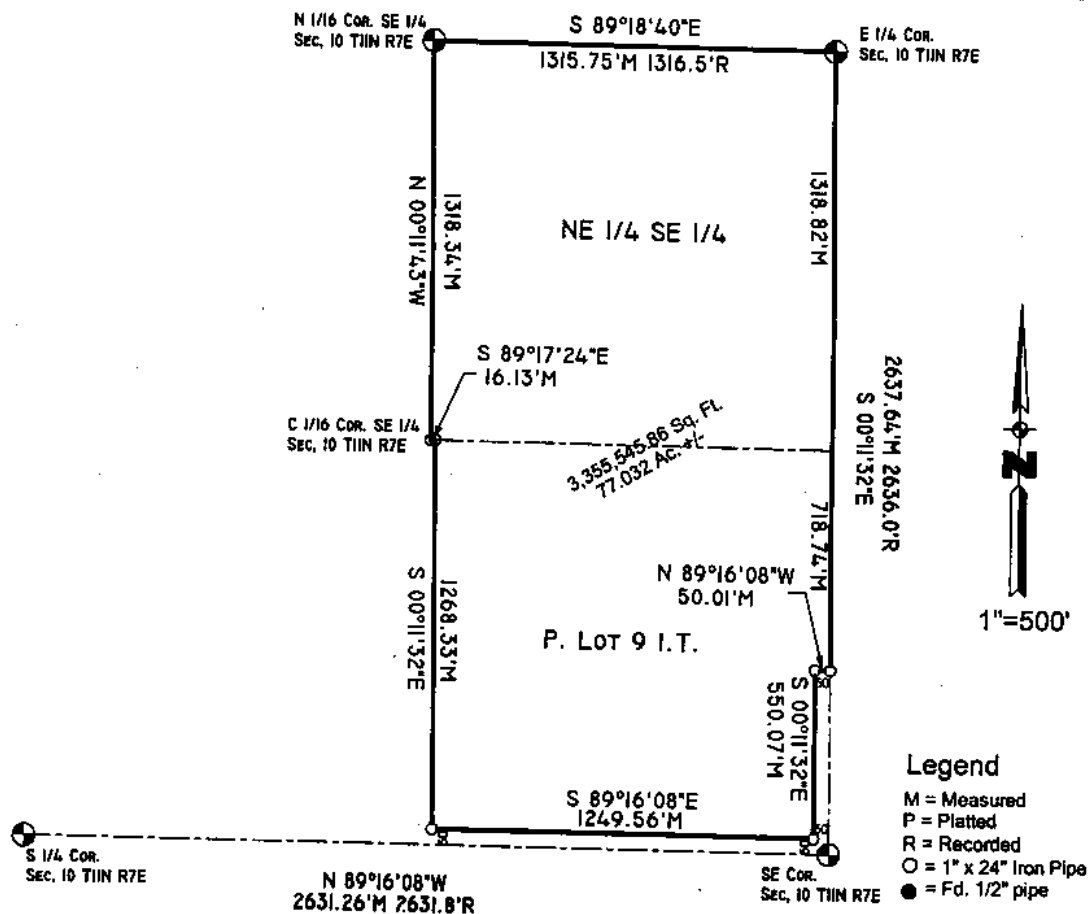
City and County Preliminary Plat #03007
County Special Permit #204
Special Permit #2031
Finigan 1st Add.
N. 84th & Waverly Rd.

Official Survey Record

A survey of the Northeast Quarter of the Southeast Quarter, and a portion of Lot 9 I.T., located in the Southeast Quarter of Section 10 Township 11 North Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska.

Work Order 03-0671

May 26, 2003



City and County Preliminary Plat #03007
 County Special Permit #204
 Special Permit #2031
 Finigan 1st Add.
 N. 84th & Waverly Rd.



**ALLEN SURVEYING
 SERVICES INC.**

SURVEYORS CERTIFICATE

I, DEREK A. BEENBLOSSOM, A DULY REGISTERED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT IRON MONUMENTS AND ALUMINUM MONUMENTS MARKED "O". ALL DISTANCES ARE IN FEET AND HUNDREDTHS OF A FOOT.

Signed this 26th day of May, 2003
 DEREK A. BEENBLOSSOM
 RLS # 570



File No. 03-0270
June 13, 2003

Mike Dekalb
Planning Department
555 S. 10th Street
Lincoln, NE 68508

LYLE L. LOTH, P.E./L.S.

Suite A - 601 Old Cheney Road
Lincoln, NE 68512

Phone (402) 421-2500
Fax (402) 421-7096

Email: lyle@espeng.com

Re: Finigan 1st Addition – Preliminary Plat & C.U.P.

Dear Mike:

On behalf of Pearle Finigan, I am submitting herewith plans for the referenced project located at 84th & Waverly Road. The following Waivers are being requested:

- A. Ornamental Lighting – Land Subdivision Ordinance Title 26.27.070
- B. Sidewalks – Land Subdivision Ordinance Title 26.27.020
- C. Street Trees – Land Subdivision Ordinance Title 26.27.090
- D. Landscape Screens – Land Subdivision Ordinance Title 26.27.080
- E. Stormwater Detention – Design Standards Chapter 2.05, Section 33

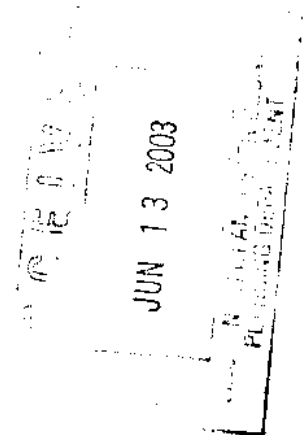
Jerry Hood, of the Lincoln-Lancaster County Health Department has indicated that there is an adequate supply of water available in this area to serve this project.

Please note that this project is in the jurisdictions of the City of Lincoln and Lancaster County.

E-S-P, Inc.
Engineering-Surveying-Planning



Lyle L. Loth, P.E.





File No. 03-0270
November 5, 2003

Mike Dekalb
Planning Department
555 S. 10th Street
Lincoln, NE 68508

LYLE L. LOTH, P.E./L.S.

Suite A - 601 Old Cheney Road
Lincoln, NE 68512

Phone (402) 421-2500
Fax (402) 421-7096

Email: lyle@espeng.com

Re: Finigan 2nd Addition - Preliminary Plat #03007 & Community Unit Plan


Dear Mike:

This is in response to the Planning Director's letter dated August 20, 2003 pertaining to the referenced project.

1. We have added the name Estes Avenue to the private street
2. We have added the easements requested by LES.
3. We have changed the project name to Finigan 2nd Addition.
4. We have extended the private street profile 300' to the west.
5. (1) We have shown the 50' ROW dedication and the 10' Clear Zone on Lots 1 & 4.
(2) See No. 1 above.
(3) We have included the profile of North 84th St. showing the required sight distance.
(4) We have added the slopes to the private street profile.
(5) We have added the 50' radii at the intersection of Estes Ave. and No. 84th St.
(6) We have revised the legal description.
6. We have revised Note #9 to provide for access to No. 84th St. from Estes Ave.
7. We have included the area of 77.03 acres in the Legal Description.
8. We have added a vicinity sketch to the site plan.
9. We have added a Surveyor's Certificate to the site plan.
10. We have added a street name sign to Note #12.
11. We have revised Note #8 to reflect LES instead of Norris Public Power.
12. We have added the private street width.
13. We have added the 10' contour elevations.
14. We have added existing tree masses and indicated that they are to remain.
15. We have previously submitted a soil survey of the area.

We are submitting herewith 12 copies of the revised plans for your review. Please schedule this on the Planning Commission agenda as soon as possible. Thank you for your assistance with this project.

E-S-P, Inc.
Engineering-Surveying-Planning


Lyle L. Loth, P.E.
For the Firm

NOV 5 2003

Lancaster

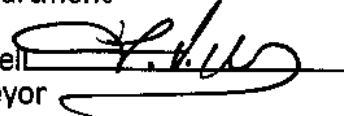
DON R. THOMAS - COUNTY ENGINEER

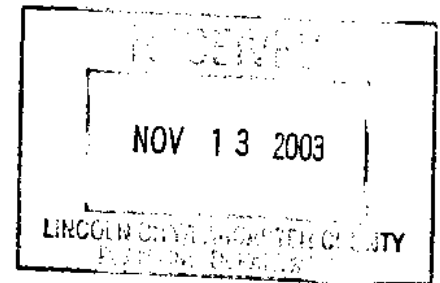
County

Engineering

Department

DEPUTY - LARRY V. WORRELL
COUNTY SURVEYOR

DATE: November 10, 2003
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: FINIGAN 2ND ADDITION PRELIMINARY PLAT



This office has reviewed subject development and would offer the following comments:

- 1) The sight distance to the north on North 84th Street for Estes Avenue is calculated with an eye height of 4'. The eye height should be 3.5'. Using an eye height of 3.5', the sight distance is approximately 430'. This is the minimum required. When designing a new street location, sight distance should be provided that is above the minimum and drivers should not feel uncomfortable when entering North 84th Street.
- 2) If Estes Avenue does not move, a culvert is needed under Estes Avenue for North 84th Street ditch drainage.
- 3) Lots shall be allowed only one residential access.

cc: Dennis Bartels - Public Works

LVW/DP/bml



Dennis L Roth

11/09/03 08:54 PM

To: Michael V Dekalb/Notes@Notes

cc:

Subject: re: Finigans 2nd Add - revised

PROJ NAME: Finigan 2nd Addition (previously called Finigans 1st Addition)
PROJ NMBR: CUP #204, SP #2031, PP #03007
PROJ DATE: 11/05/03
PLANNER: Mike DeKalb

Finding NO DUPLICATE/SIMILAR sounding names in our geobase for the street name proposed in this project..

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

STREETS: none

PRIVATE: Estes Ave

COMMENTS:

Memorandum

To:	Mike DeKalb, Planning Department
From:	Chad Blahak, Public Works and Utilities
Subject:	Finigan 1st Addition Special Permit and Preliminary Plat
Date:	November 14, 2003
cc:	

Engineering Services has reviewed the special permit for Finigan 2nd Addition, located approximately ½ mile north of Waverly Road west of North 84th Street, and has the following comments:

- General note #5 references a right-of-way width of 60' for private streets. Private streets need to be located in a public access easement in an outlot or centered on shared lot lines. Private streets are not to be located in public right of way.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike Dekalb

DATE: July 29, 2003

DEPARTMENT: Planning

FROM: Chris Schroeder
Doug Smith

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File

SUBJECT: Finigan 1st Addition

EH Administration

CO SP #204, SP #2031
PP #03007

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Finigan 1st Addition development with the following items noted:

- All soil on the propose site is Sharpsburg. Sharpsburg soil has severe limitations for the installation of standard septic systems. *The applicant has addressed this issue in the general notes.* Lagoons or non-standard on-site wastewater systems may be required.
- Information provided to the LLCHD by the applicant indicate that an adequate supply of potable water exists for this project.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter. *The applicant has addressed this issue in the general notes.*
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.